



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday October 13, 2010

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@fredco-md.net

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

(1st Floor Hearing Room, Winchester Hall)

Planning-Wednesday, October 20, 2010 Meeting, TBA
Board of Appeals-Thursday, October 28, 2010 Meeting @ 7:00 PM

*Contact The Division of Permitting and
Development Review (DPDR) at 301-600-1134
for preliminary/final plats, and site plan items*

- or -

*The Division of Planning at 301-600-1138 for
re-zonings, Ag-preservation, workshops, and
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

- | | | |
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| 1. | <u>MINUTES</u> | APPROVAL |
| 2. | <u>PLANNING COMMISSION COMMENTS</u> | INFORMATIONAL |
| 3. | <u>AGENCY COMMENTS/AGENDA BRIEFING</u> | INFORMATIONAL |

- a) Subdivision Regulations Text Amendment (ST10-01)-
Present the summary of issues raised during the October 6, 2010 public hearing.

- | | | |
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| 4. | <u>AGRICULTURAL CONCEPT PLAN</u> | DECISION |
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- a) Demiray, LLLPP Property- Requesting approval of a 7 Lot Agricultural Cluster Concept Plan. Located on the West Side of Petersville Road (MD Rte 79), north of the corporate limits of Rosemont. Zoned: Agriculture (AG), Brunswick Planning Region. Tax Map 92 / Parcel 15 File S-1149, AP #11034, Michael Wilkins

- | | | |
|----|-------------------------|-----------------|
| 5. | <u>SITE PLAN</u> | DECISION |
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- a) Zimmerman Pool - Requesting approval to expand existing facilities and also requesting landscaping & parking lot modifications. Located on a .49-acre parcel, west side MD 355, ¼ mile north of Grove Road. Zoned General Commercial (GC). Tax Map 77 / Parcel 70. File SP 05-22, A/P#'s 4144 (SP), 4116 (APFO) & 8042 (FRO), Stephen O'Philips
- b) Goddard School - Requesting approval to expand existing building with landscape additions to parking lot. Located on a 1.6-acre lot, southeast quadrant of Carriage Hill Drive and Caledonia Drive in the Villages of Urbana PUD. Tax Map 96/Parcel 249. File SP 00-03, A/P#'s 11096 (SP), Stephen O'Philips

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- c) [T-Mobile Monopole at Woodville and Annapolis Roads](#) - Requesting approval to erect new 120' communications tower with 5' extensions. Located on a 105-acre parcel, 1/10 mile north Woodville and Annapolis Roads intersection. Zoned Agriculture (AG). Tax Map 81 / Parcel 42. File SP 10-02, A/P#'s 10406 (SP), 10404 (APFO) & 11105 (FRO), Stephen O'Philips
- d) [Urbana Athletic Facility](#) – Required Non-Binding Site Plan Review by Planning Commission and requesting APFO approval. Applicant intends to use two, graded areas for multi-purpose ball fields for non-profit recreational use (9.2 acres), on a 110.5-acre parcel. Located northeast side Campus Drive. Zoned Agricultural (AG). Tax Map 96 / Parcel 49. File SP 92-31, A/P#'s 8341 (SP), 8343 (APFO) & 8345 (FRO), Stephen O'Philips

6. [LAND DEVELOPMENT MANUAL](#)

INFORMATIONAL

- a) Development Review Planning staff will be presenting an overview of and leading a discussion on the first chapter of the proposed Land Development Manual, on Landscaping and Lighting, in workshop format. Public input is encouraged.
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